



Design Approaches Community Workshop

Stockton Development Code Overhaul + Design Standards

January 7, 2023

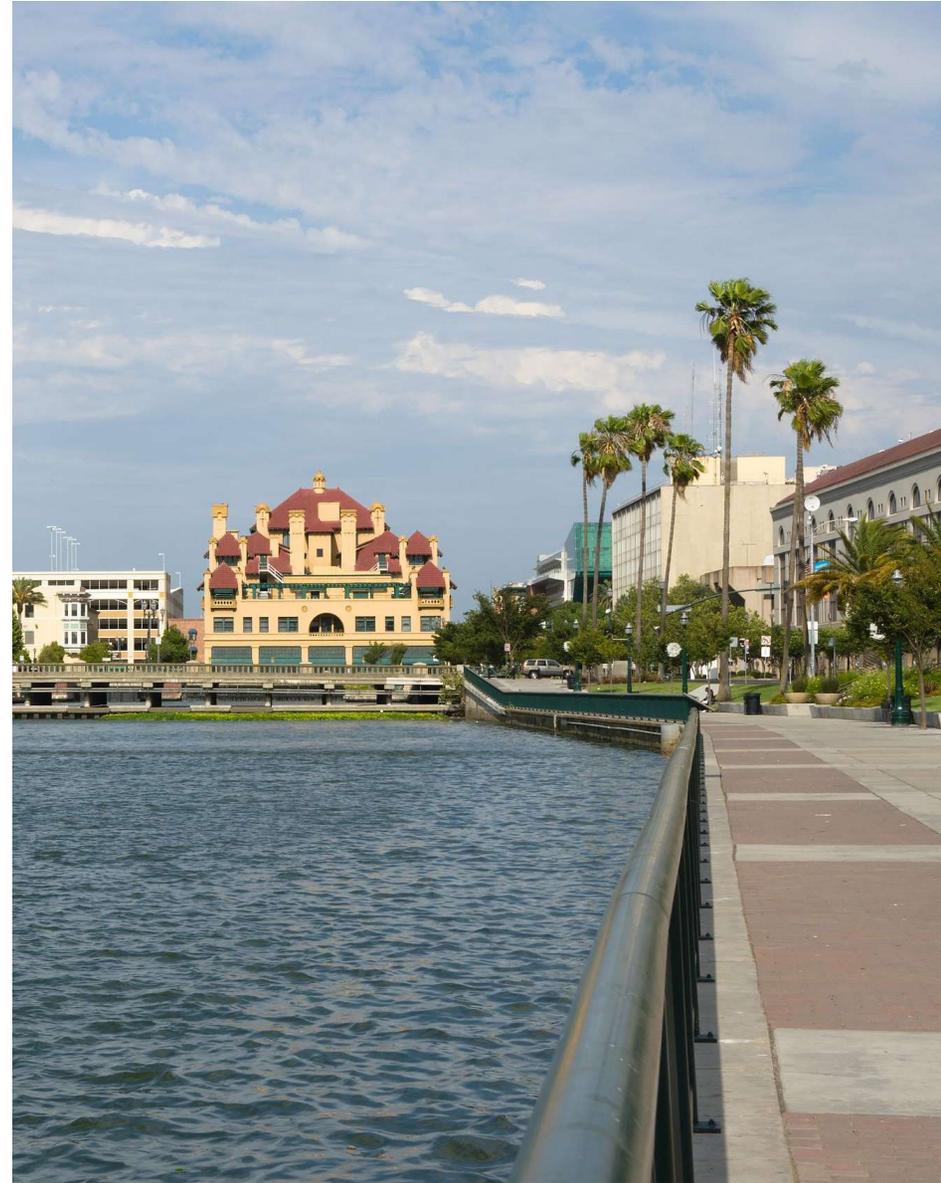
Agenda

- Registration and Welcome
- Project Overview
- Visit Stations and Provide Input
- Next Steps

Project Overview

The Effort

Comprehensive update of the **Development Code** (Title 16 of the Municipal Code) and Citywide **Design Guidelines**, creating a concise and user-friendly set of regulations to implement Envision Stockton and promote quality development



Process



Workshop Focus

Get input on approaches to addressing design for citywide and neighborhood development:

Development Types

Residential

Commercial

Industrial

Focus Areas

Downtown

Miracle Mile

Channel Area

Gleason/Manila

South Airport

To inform approaches to development and design standards

What are Development Codes + Design Standards?

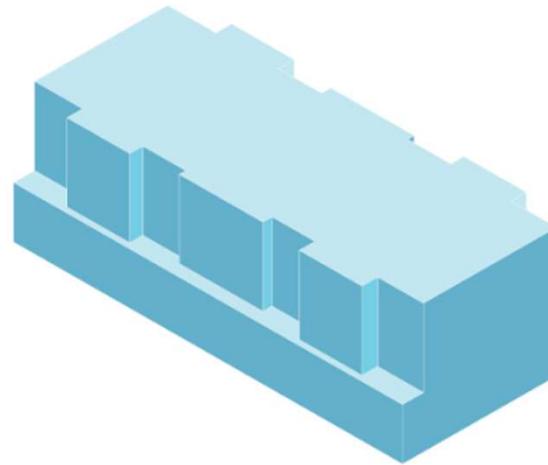
- **Development codes** are the body of regulations that establish what can be built on a property, how it can be used, and what type of review process is required.
- **Design standards** establish rules for building and site design to ensure new development meets the desired character



Design Standards

BULK & SIZE

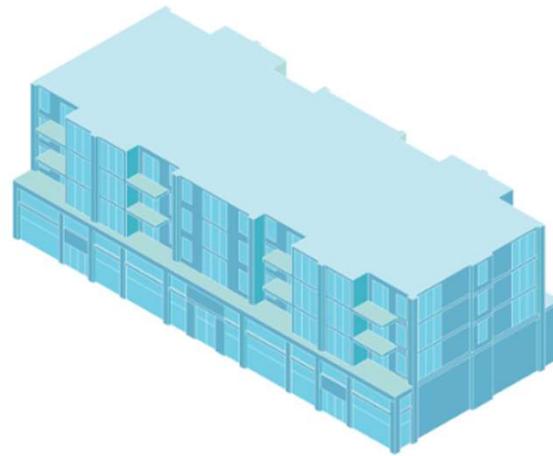
- Height
- Massing
- Setbacks
- Minimum Parcel Size
- Min/Max Density
- Floor Area Ratio (FAR)



Design Standards

QUALITY & APPEARANCE

- Articulation
- Blank Walls
- Building Materials
- Roof Lines
- Amount of Windows



Design Standards

FUNCTIONAL ASPECTS

- Entrances
- Parking
- Landscaping
- Lighting
- Relation to other buildings



Development Types

Design preferences for different types of development:

-  Residential
-  Commercial
-  Employment/Industrial

What should the design standards address?



BUILDING TYPE: RESIDENTIAL

DESIGN PREFERENCES

WHAT WE HEARD:

LOW DENSITY

- Small scale and unique character
- Generous open space and separation
- Housing for various income levels
- Multiple units that fit in older residential areas
- Garages should not dominate

MEDIUM DENSITY

- Articulation
- Balconies
- Secure parking
- Reflect residential character

HIGH DENSITY

- Mixed use features
- Balconies
- Family-friendly
- Colorful

OPTION TO CONSIDER

Establish standards to address key elements of design:

LOW DENSITY



MEDIUM DENSITY



HIGH DENSITY



A OPEN SPACE

- Setbacks
- Balconies

B ENGAGING GROUND LEVEL

- Prominent entrances
- Building orientation
- Garage location and design
- Ground floor mixed-use

C BUILDING DESIGN

- Building offsets and details
- Window trim
- Varied roof line

D LANDSCAPING

- On-site
- Street frontage

WHAT DO YOU THINK?

Are there other elements of design that the standards should address?



BUILDING TYPE: COMMERCIAL

DESIGN PREFERENCES

WHAT WE HEARD:

NEIGHBORHOOD COMMERCIAL

- Walkable environment
- Colorful facades
- Opportunities to enjoy the outside
- Active transportation features

COMMERCIAL CORRIDORS

- Move parking to the rear
- Landscaping
- Good design

COMMERCIAL CENTERS

- Central corridor to access multiple stores
- Walkable style
- Areas to enjoy the outdoors

OPTION TO CONSIDER

Establish standards to address key elements of design:



A ENGAGING GROUND LEVEL

- Prominent entrances
- Building orientation
- Ground floor transparency
- Outdoor seating areas
- Common plazas

B BUILDING DESIGN

- Building location near street or walkways
- Building offsets and detailing
- Varied roof line

C LANDSCAPING

- On-site
- Street frontage

D COMPLETE STREETS

- Ample sidewalks and walkways
- Bike facilities
- Transit

WHAT DO YOU THINK?

Are there other elements of design that the standards should address?



BUILDING TYPE: EMPLOYMENT AREAS AND INDUSTRIAL DESIGN

DESIGN PREFERENCES

WHAT WE HEARD:

SERVICE AND LIGHT INDUSTRIAL

- Flexible, multipurpose space
- Clean design

OFFICE

- Clean and modern design
- Collaborative and welcoming feeling
- Parking in rear

LOGISTICS AND HEAVY INDUSTRIAL

- Welcoming feeling, discernable entrance
- Landscaping
- Articulation

OPTION TO CONSIDER

Establish standards to address key elements of design:

SERVICE AND LIGHT INDUSTRIAL



OFFICE



LOGISTICS AND HEAVY INDUSTRIAL



A ENGAGING ENTRANCE

- Prominent entrances
- Building orientation
- Transparency at entrances

B BUILDING DESIGN

- Limit blank walls
- Allow simple, flexible forms

C LANDSCAPING

- Entry accent
- Street frontage

WHAT DO YOU THINK?

Are there other elements of design that the standards should address?



Focus Areas

Five focus areas:

- Downtown
- Miracle Mile
- Little Manila/Gleason Park
- Channel Area
- South Airport Corridor

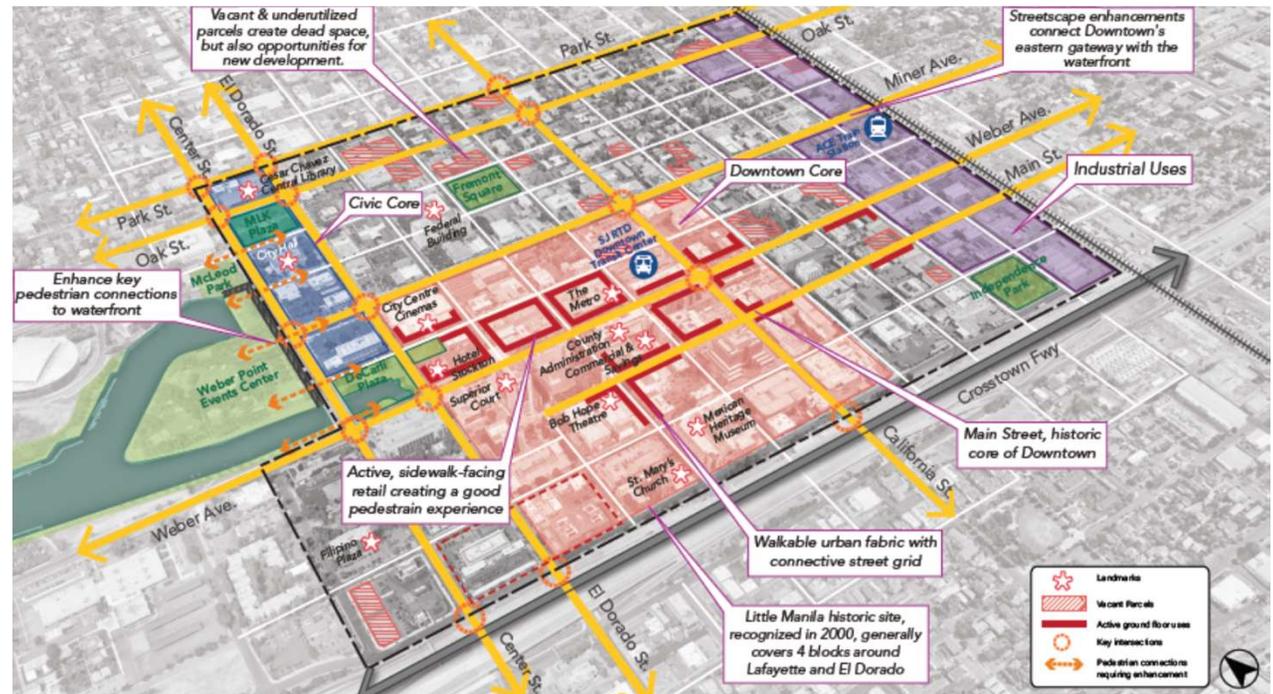


What is your vision for these areas? What is supporting or distracting from that vision?

Downtown

Provide input regarding:

- Vision summary
- Issues and opportunities
- Design considerations and approaches



Miracle Mile

Provide input regarding:

- Vision summary
- Issues and opportunities
- Design considerations and approaches



Little Manila/Gleason Park

Provide input regarding:

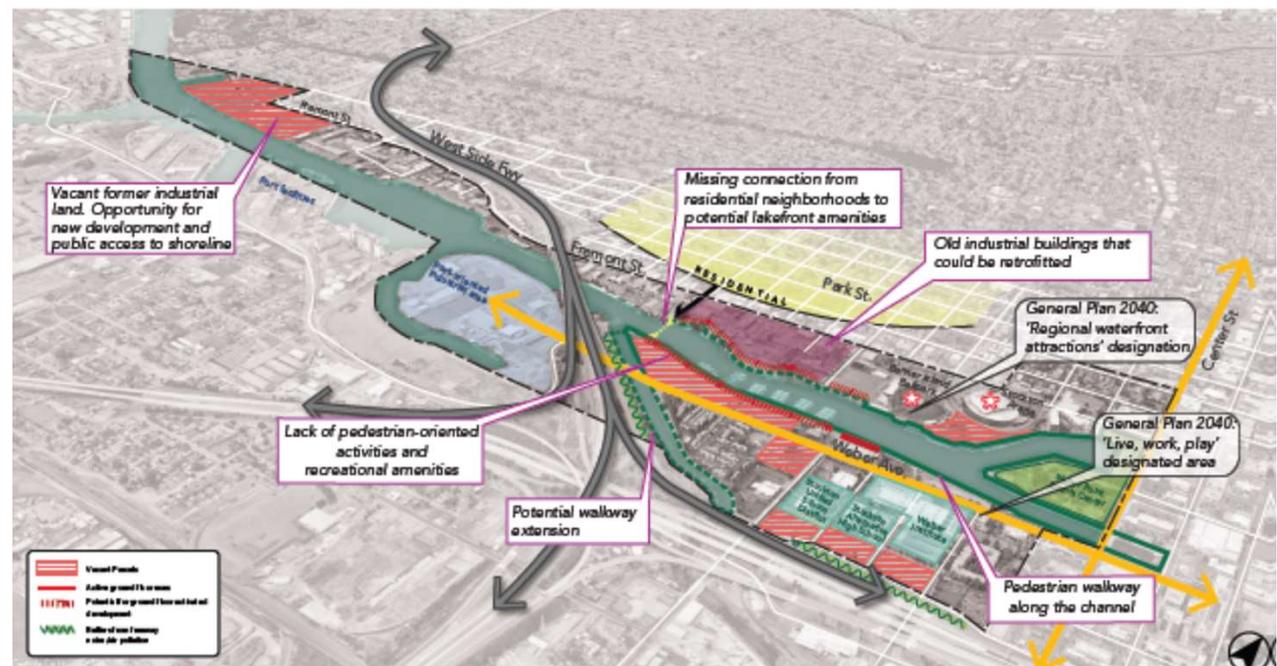
- Vision summary
- Issues and opportunities
- Design considerations and approaches



Channel Area

Provide input regarding:

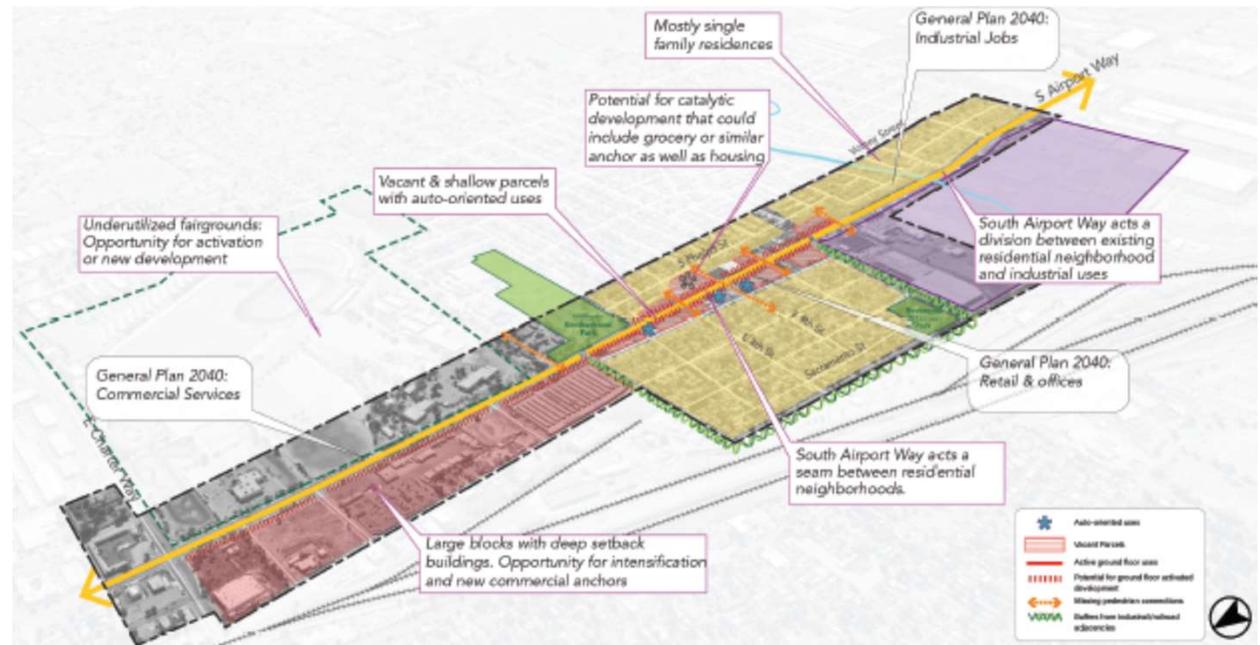
- Vision summary
- Issues and opportunities
- Design considerations and approaches



South Airport Corridor

Provide input regarding:

- Vision summary
- Issues and opportunities
- Design considerations and approaches



Next Steps

- Planning Commission Study Session – Winter/Spring 2023
 - *Design Approaches Input Summary*
- Draft Development and Design Standards – Spring/Fall 2023

View project information, submit comments, and stay up-to-date on upcoming events at stocktonca.gov/ShapeStockton



Visit Stations and Provide Input